090.0	0004	0018.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	902,300 / 902,300
					USE VALUE:	902,300 / 902,300
					ASSESSED:	902,300 / 902,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERNEKEES JOHN A & RACHEL E
Owner 2:	
Owner 3:	
Street 1:	66 CANDIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOIKE NOLAN T & ANDREA D -
Owner 2:	-
Street 1:	66 CANDIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 2280 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6126.000	479,700		422,600	902,300
Total Card	0.141	479,700		422,600	902,300
Total Parcel	0.141	479,700		422,600	902,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.75 /Parcel: 395.75

Legal Description

User Acct 57958

GIS Ref

GIS Ref

Insp Date 03/24/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 090.0-0004-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,700	0	6,126.	422,600	902,300		Year end	12/23/2021
2021	101	FV	260,700	0	6,126.	422,600	683,300		Year End Roll	12/10/2020
2020	101	FV	260,000	0	6,126.	422,600	682,600	682,600	Year End Roll	12/18/2019
2019	101	FV	171,600	0	6,126.	428,700	600,300	600,300	Year End Roll	1/3/2019
2018	101	FV	147,800	0	6,126.	320,000	467,800	467,800	Year End Roll	12/20/2017
2017	101	FV	147,800	0	6,126.	289,800	437,600	437,600	Year End Roll	1/3/2017
2016	101	FV	147,800	0	6,126.	277,700	425,500	425,500	Year End	1/4/2016
2015	101	FV	147,100	0	6,126.	235,500	382,600	382,600	Year End Roll	12/11/2014

!7331!

PRINT

Date	Time
12/30/21	05:23:56

LAST REV

Date	Time
06/23/21	15:12:54
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7331

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOIKE NOLAN T &	71097-521	1	6/1/2018		754,000	No	No		
BOIKE JOSEPH J	70489-396		1/9/2018	Convenience	1	No	No		
GERROIR ERNEST	59806-313		8/21/2012	Estate/Div	330,000	No	No		
	10959-319		10/19/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	884	Heat App	12,000	C				
6/23/2020	677	Addition	215,000	O				
6/17/2016	819	Redo Kit	26,000					replace Kitch Cabs
6/22/2006	505	Manual	900					extend deck

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2019	SQ Returned	JO	Jenny O
3/24/2009	Inspected	163	PATRIOT
1/5/2009	Measured	336	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6126		Sq. Ft.	Site		0	70.	0.99	5									422,645						422,600	

Total AC/HA:	0.14063	Total SF/SM:	6126	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,645	Spl Credit		Total:	422,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22565794
Const Adj.:	1.10330009
Adj $ / SQ:	175.795
Other Features:	85250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589341
Depreciation:	109617
Depreciated Total:	479723

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

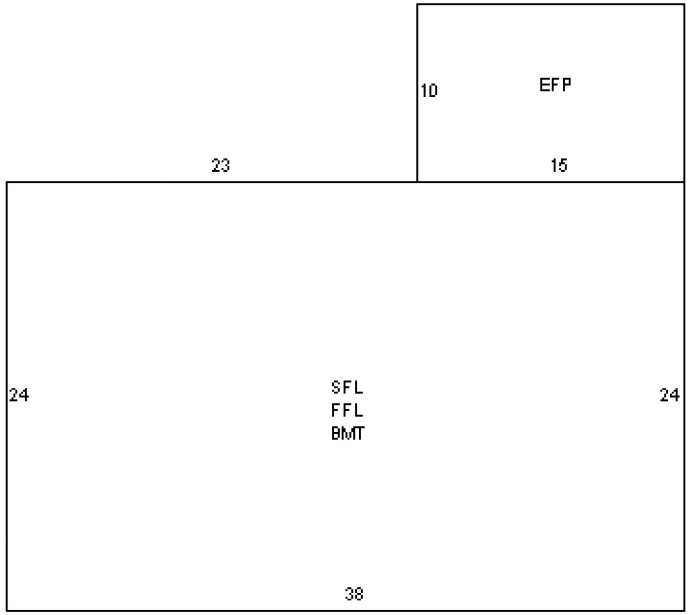
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	212.71
Special Features:	0	Val/Su Net:	166.22
Final Total:	479700	Val/Su SzAd	262.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	80.760	73,649
FFL	First Floor	912	175.790	160,325
SFL	Second Floor	912	175.790	160,325
EFP	Enclos Porch	150	50.060	7,509

Net Sketched Area:	2,886		Total:	401,808	
Size Ad	1824	Gross Area	2886	FinArea	2280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

090.0-0004-0018.A

IMAGE

AssessPro Patriot Properties, Inc